



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to consider the Planning Commission's recommendation that the City Council adopt the 1996 Growth Management Allocations.

MEETING DATE: October 16, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the Planning Commission's recommendation that City Council approve the 1996 Growth Management Allocations.

BACKGROUND INFORMATION: As a part of the City of Lodi Growth Management Plan for Residential Development, the City annually conducts an allocation process for residential permits. Under this process, all residential projects of 5 or more units must apply for building allocations for the next year. The plan is based on a maximum annual growth rate of 2% per year, which this year translates into 409 building permit allocations. Of these 409 allocations, 65% or 266* are single-family allocations, 10% or 41 are medium-density allocations and 25% or 102 are high-density allocations. This year all allocation requests were for single-family units.

* Please note that one (1) 1996 single-family allocation was granted to the Parisis property project in 1995 to resolve a discrepancy between the number of allocation requests stated in the application and the number of lots actually shown on the development plan.

Also note that fifteen (15) 1996 single-family allocations were awarded to the Richard's Ranch Project by City Council Resolution #96-40. The Richard's Ranch Development Plan was first introduced and awarded 34 building permit allocations in 1993. The Development Plan included a school and park site which was requested by the City. Early this year, the City determined that it was not necessary to purchase the park site property. The City Council found and resolved that the developer worked with the City in good faith to provide the park site, and that had the project been originally introduced with an additional 15 lots, they would have been approved at that time.

These actions actually give the City a total of 250 single-family units to allocate for 1996.

All projects requesting allocations must submit a request stating the number of allocations they are seeking. The projects are scored on a set of criteria previously established by City ordinance. The highest scoring projects have the greatest chance of receiving their allocation request, the lowest scoring, the least chance.

APPROVED: _____

H. Dixon Flynn
H. Dixon Flynn -- City Manager

Following their Public Hearing, the Planning Commission adopted the following list of Growth Management allocations:

<u>Projects (Listed in order of points scored)</u>	<u>Requested 1996 Allocations</u>	<u>Recommended 1996 Allocations</u>
Tsutaoka Property	63	63
Bridgetown	92	51
Century Meadows I	101	55
Century Meadows III	50	50
Helmle Property	61	31
Century Meadows II	<u>60</u>	<u>0</u>
	427	250

Tsutaoka Property is the only new single family project the City has for review this year. Because this project scored the highest, the Planning Commission has recommended that this project receive 63 single-family allocations which would be enough to complete the project.

Bridgetown is an existing single family development plan. The Planning Commission has recommended that this project be awarded 51 of its 92 requested allocations. According to the Growth Management Ordinance no single project shall be awarded more than one-third of the total allocations available. Eighty-two allocations is one-third of the total; however, at the Planning Commission hearing the applicant requested to receive a lesser amount so that a lower scoring project would benefit.

Century Meadows ONE is an existing and developing single family project. The Planning Commission has recommended that this project be awarded 55 of the 101 requested allocations. This recommendation was made because the development plan has received 52 allocations from last years review and those allocations have not been used. Fifty-five additional allocations gives the development plan a total of 107 single-family building permit allocations. Based on the development performance of this project, it was determined that 107 allocations is sufficient for one years worth of development.

Century Meadows THREE is an existing and developing single family project. The Planning Commission has recommended that this project be awarded 50 allocations which is the number necessary to complete the subdivision. Although this project scored lower than Century Meadows One, it is recommend that this project receive allocations based on its excellent development performance.

Helmle Property is an existing single family development plan. The Planning Commission has recommended that this project receive the remaining 31 allocations. This recommendation was made because development of this project will help in the financing of the major capital improvements necessary for the Tsutaoka development which is adjacent to the east, and it was the next project in line based on its score.

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Century Meadows TWO is an existing and developing project. The Planning Commission has recommended that this project not receive allocations because the score of the project did not warrant any, and there were no allocations left to award.

The full 1996 single-family allocations of 250 units were allocated. No requests were submitted for medium or high density allocations.

FUNDING: None required

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal flourish extending to the right.

Konradt Bartlam
Community Development Director

Prepared by : Mark Meissner, Associate Planner

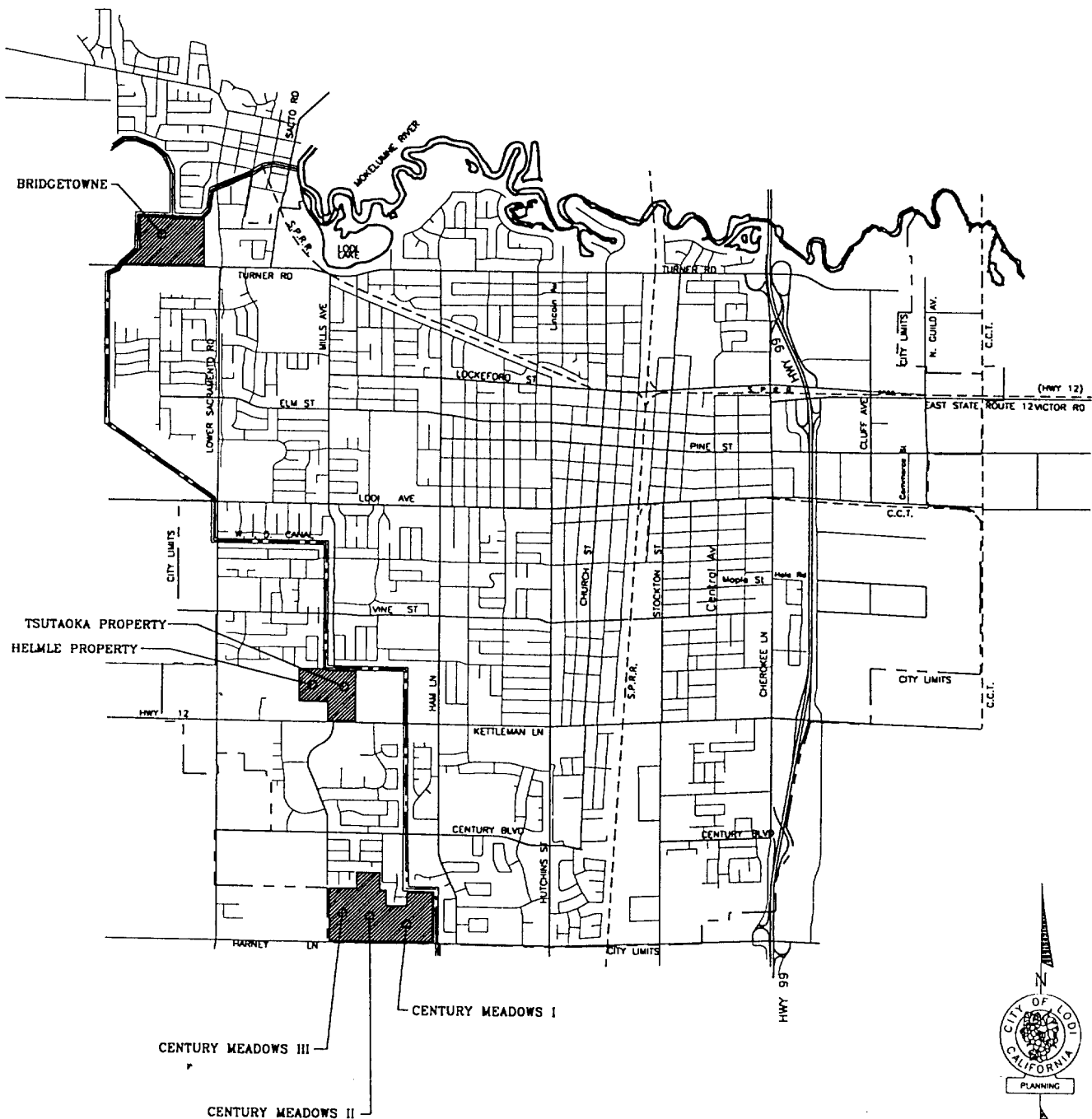
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Attachment



COMMUNITY DEVELOPMENT
DEPARTMENT

DEVELOPMENT PLAN
LOCATIONS



City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	2% Pop. projection	Persons/ Household	Total units per year	Single Fam.@ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	53,701	1,074	2.680	401	261	40	100
Jan-94	53,903	1,078	2.680	402	261	40	101
Jan-95	54,694	1,094	2.697	406	264	41	102
Jan-96	54,473	1,089	2.662	409	266	41	102
Jan-97	55,562	1,111	Est. 2.662	417	271	42	104
Jan-98	56,673	1,133	Est. 2.662	426	277	43	107
Jan-99	57,806	1,156	Est. 2.662	434	282	43	109
Jan-00	58,962	1,179	Est. 2.662	443	288	44	111
Jan-01	60,141	1,203	Est. 2.662	452	294	45	113
Jan-02	61,344	1,227	Est. 2.662	461	300	46	115
Jan-03	62,571	1,251	Est. 2.662	470	306	47	118
Jan-04	63,822	1,276	Est. 2.662	479	311	48	120
Jan-05	65,098	1,302	Est. 2.662	489	318	49	122
Jan-06	66,400	1,328	Est. 2.662	499	324	50	125
Jan-07	67,728	1,355	Est. 2.662	509	331	51	127
TOTALS:				8,300	5,395	830	2,075

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89

NOTE: Population and persons per household from '89 to '96 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.

PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1996

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1996 = 409

SINGLE FAMILY 65%=266-16=250 UNITS *

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'95	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1996	RECOMMENDED ALLOC. 1996
TSUTAOKA PROPERTY	0	0	0	63	63	63
BRIDGETOWN	53	0	53	92	92	51
CENTURY MEADOWS 1	52	48	100	101	101	55
CENTURY MEADOWS 3	51	102	153	50	50	50
HELMLE PROPERTY	0	0	0	61	61	31
CENTURY MEADOWS 2	37	68	105	60	60	0
	193	218	411	427	427	250

* One, 1996 single family allocation was granted to the Parisi property project in '95 and 15, 1996 single family allocations were awarded to the Richard's Ranch Project by resolution #96-40, giving the City a total of 250 single family units to allocate for 1996.

MEDIUM DENSITY 10%=18+41+41=100 UNITS

No projects have requested any of the 41, 1996 allocations for medium density units.

Allocations from the previous years ('94-'95) are available.

HIGH DENSITY 25%=99+101+101+100+100+101+102+102=806 UNITS

No projects have requested any of the 102, 1996 allocations for high density units.

Allocations from the previous years ('89-'95) are available.

MAPPED AND CONSTRUCTED VS. TOTAL ALLOCATION 1989-1995

SINGLE FAMILY

PROJECT	FINAL MAP UNITS	UNITS CONSTRUCTED	ALLOCATION TOTALS
BANG'S RANCH	49	36	123
BRIDGETOWN	0	0	53
CENTURY MEADOWS 1	48	48	100
CENTURY MEADOWS 2	105	17	105
CENTURY MEADOWS 3	102	102	153
CENTURY MEADOWS 4	0	0	120
COLVIN RANCH	0	0	60
FUGAZI BROTHERS	0	0	5
HELMLE PROPERTY	0	0	0
JOHNSON RANCH 2	173	153	173
LODI WEST	70	27	284
LODI ESTATES	0	0	100
RICHARDS RANCH	0	0	50
RIVERPOINTE	44	0	44
PARISIS PROPERTY	0	0	39
THAYER PROPERTY	0	0	34
TOWNE RANCH	177	149	403
	768	532	1,846

MEDIUM DENSITY

PROJECT	FINAL MAP UNITS	UNITS CONSTRUCTED	ALLOCATION TOTALS
LODI WEST	0	0	57
BRIDGEHAVEN	0	0	50
WOODHAVEN PARK	59	2	75
	59	2	182

RESOLUTION NO. 96-153

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE 1996 GROWTH MANAGEMENT ALLOCATIONS

=====

BE IT RESOLVED, that the Lodi City Council does hereby approve the 1996 Growth Management Allocations as recommended by the Lodi Planning Commission, as shown on Exhibit A attached hereto and made a part hereof.

Dated: October 16, 1996

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I hereby certify that Resolution No. 96-153 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 16, 1996, by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Pennino, Sieglock and Warner (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

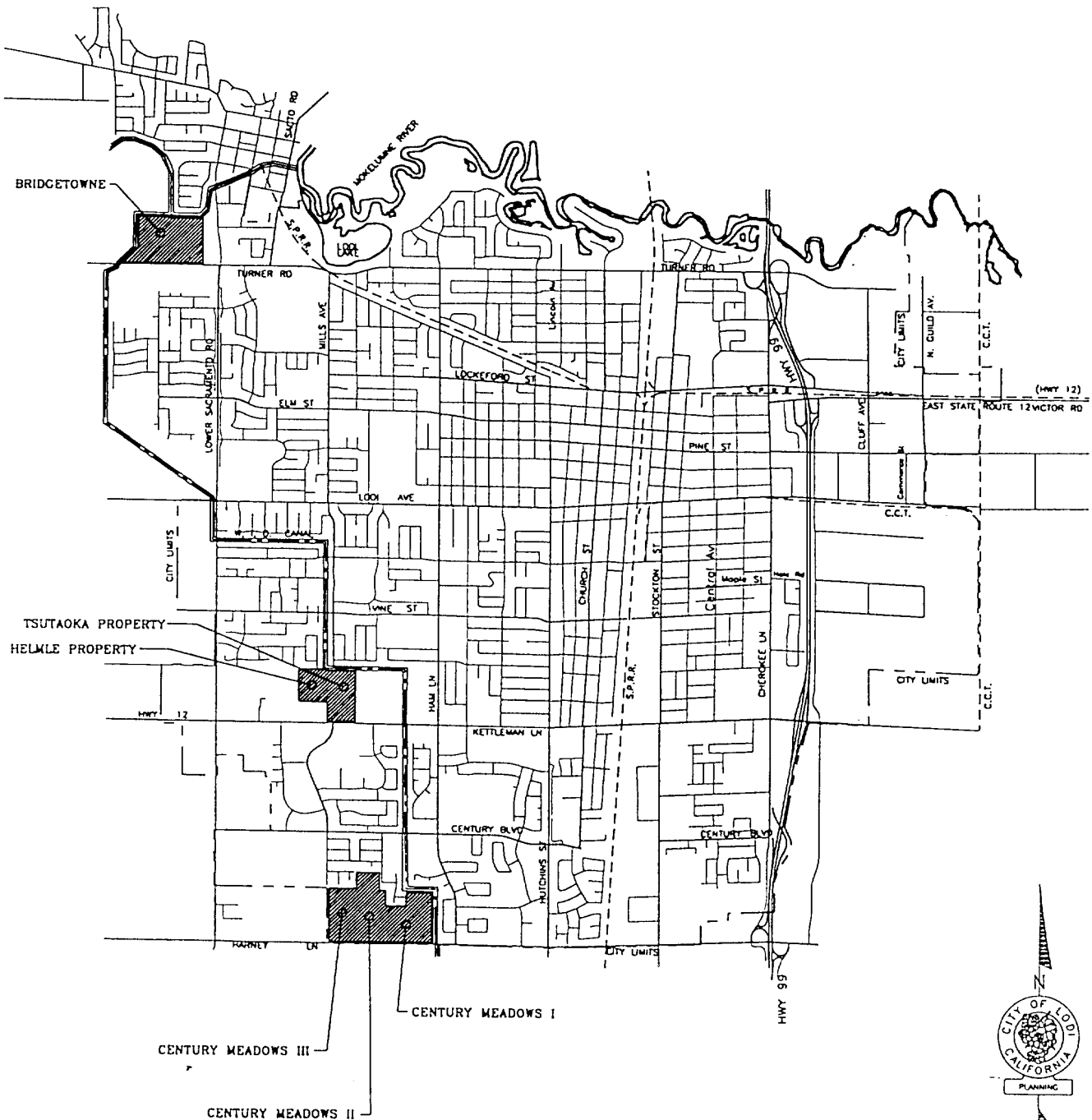
ABSTAIN: COUNCIL MEMBERS - None


JENNIFER M. PERRIN
City Clerk



COMMUNITY DEVELOPMENT
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CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 16, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING


NOTICE IS HEREBY GIVEN that on **Wednesday, October 16, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation that the City Council adopt the 1996 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

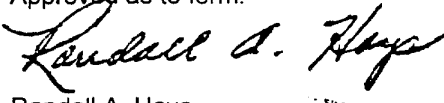
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: October 2, 1996

Approved as to form:


Randall A. Hays
City Attorney



DECLARATION OF MAILING

Public Hearing: Adoption of 1996 Growth Mgmt Alloc.

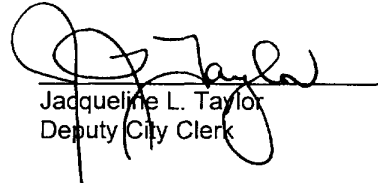
On October 3, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 3, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk


Jacqueline L. Taylor
Deputy City Clerk

Linda S. Nichols
Administrative Clerk

1996 Growth Management Allocations

Mailing List

Delmar	Batch	1767 E. Harney Lane	Lodi	CA	95242
A. Fred	Baker	317 W. Lodi Avenue	Lodi	CA	95240
Lee	Development	P.O. Box 3116	San Leandro	CA	94578
Tokay	Development, Inc.	P.O. Box 1259	Woodbridge	CA	95258
TOM	TSUTAOKA	2124 CORBIN LANE	LODI	CA	95242